

**REGULAR MEETING OF
BELMONT REDEVELOPMENT AGENCY
Tuesday, December 14, 2004**

CALL TO ORDER 7:35 P.M.

ROLL CALL

Directors Present: Mathewson, Feierbach, Bauer, Metropulos, Warden

Directors Absent: None

Staff Present: Interim Executive Director Rich, City Attorney Savaree, Community Development Director Ewing, Agency Secretary Cook.

ITEMS APPROVED ON CONSENT CALENDAR

Approval of Minutes of Meeting of November 9, 2004.

Approval of Resolution 421 Authorizing the Executive Director to Execute a Contract with the Belmont Chamber of Commerce for Certain Economic Development Services.

ACTION: On a motion by Director Feierbach, seconded by Director Bauer, the Consent Calendar was unanimously approved by a show of hands.

ADDITIONAL BUSINESS

Request for Direction on Emmett House.

Community Development Director Ewing stated that a meeting had been held the previous week to discuss the options for the Emmett House. He outlined the options available.

Aldo Trevisan, O'Neill Avenue, supported leaving the property zoned R-1 and building for that zoning only. He noted that the City has already spent money on this property and had already made up its mind to move the Emmett House to this location. He stated that the Emmett House at that location would affect the neighborhood.

Bob Carillo, Sixth Avenue, stated that he supports the potential benefit of this for teachers, police, and firefighters. He noted that because this is an historic structure, there is no requirement for it to be brought up to current code, and that moderate-income people would be living in substandard housing with the potential for high utility bills. He recommended providing grants for a down payment so people could own rather than rent. He noted that owners have more roots in the community than renters.

Director Feierbach stated that she listened to arguments on both sides. She supports moving the Emmett House to the O'Neill site, providing for two low-to-moderate income units, with a subsidy from the City, to be made available to people working for and in the City of Belmont.

Director Mathewson stated it is not viable to restore the Emmett House at its current site, and that historic value is important. He noted that this building would become affordable housing, not a slum, and can be targeted to existing workers. He supports outside management by someone with a proven track record, and that the project should be self-sufficient, so he supported four units.

Director Metropulos stated it is not feasible to restore the building on the current site because of the noise from surrounding businesses. He supports three units, and a preferential list for marketing.

Director Bauer stated that this is a well-planned project that will enhance the neighborhood, and added that he would welcome this project in his neighborhood. He stated it is too costly to buy the property back from the LMI Fund, and supports three units.

Agency Chair Warden stated that there is not be enough parking for four units, and he could support two or three units with more landscaping. He noted that reclaiming a portion of Sixth Avenue is an issue. He commented that he would support rental units as well as affordable housing. He also supports marketing to a specific class of workers.

Community Development Director Ewing clarified that Mid-Peninsula Housing would manage a project containing three units.

ACTION: a motion by Director Mathewson, seconded by Director Bauer, to move the Emmett House to the O'Neill site, rehabilitate for one three-bedroom and two one-bedroom units of affordable housing, minimum parking (6 spaces), and the units to be rental units to be marketed to those who work or live in Belmont.

Director Feierbach stated that she would not support three units since a triplex is not within the zoning for this property. She stated the marketing is too broad and recommended marketing to teachers only.

Agency Chair Warden recommended removing the parking consideration from the motion and allowing the Planning Commission to consider this issue. He also recommended bifurcating the marketing plan at this time, to be decided at a later date. Directors Mathewson and Bauer accepted these amendments to the original motion.

ACTION: On the initial motion, amended to remove the parking element and have the Planning Commission determine the parking issue, to develop a marketing plan for future Agency consideration, and to direct staff to negotiate a contract with Mid-Peninsula Housing for management services, was approved by a roll call vote (4-1, Feierbach no).

Discussion and Direction on Request for Additional Funding for Mental Health Association of San Mateo County's Belmont Apartments, 800 F Street

Community Development Director Ewing stated that this item was returning to the Agency for further consideration of Mental Health Association's request for additional funding for its project on F Street. He noted that the Redevelopment Agency has significant reserves and that additional revenues were forthcoming.

Director Mathewson stated this is a worthwhile project and he supported the additional request for \$40,000 for the sewer connection fee and an additional \$200,000 as a long-term low-interest loan.

Director Bauer stated he supported a loan with the provision for repayment if there is a change of use or sale of the building.

Director Feierbach stated she supported the sewer connection fee and the remainder of the requested funds as a loan.

Director Metropulos stated he supported an additional grant of up to the original requested amount, and the remainder as a low- or no-interest loan. He noted that Mental Health Association is a nonprofit organization.

Agency Chair Warden stated that he supported the \$40,000 sewer connection fee and the remainder as a no-interest loan.

ACTION: On a motion by Director Feierbach, seconded by Director Mathewson, and unanimously approved by a show of hands to approve an additional grant to Mental Health Association of San Mateo County of \$40,000 for a sewer connection fee and a supplemental no-interest loan of \$200,000.

ADJOURNMENT at this time being 8:10 P.M.

Meeting tape-recorded and videotaped
Tape No. 597

Terri Cook
Agency Secretary